

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 7707 SOUTH IH-35 SERVICE ROAD NORTHBOUND
3 REZONING AND CHANGING THE ZONING MAP FROM INTERIM RURAL
4 RESIDENCE (I-RR) DISTRICT AND COMMUNITY COMMERCIAL (GR)
5 DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-
6 CONDITIONAL OVERLAY (MF-4-CO) COMBINING DISTRICT.
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from interim rural residence (I-RR) district and community
12 commercial (GR) district to multifamily residence moderate high density-conditional
13 overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-
14 2008-0211, on file at the Neighborhood Planning and Zoning Department, as follows:
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16 Lot 2, Block A, The Waters at Bluff Springs Subdivision, a subdivision in the City
17 of Austin, Travis County, Texas, according to the map or plat of record in
18 Document No. 200100047, of the Official Public Records of Travis County, Texas
19 (the "Property"),
20

21 locally known as 7707 South IH-35 Service Road Northbound, in the City of Austin,
22 Travis County, Texas, and generally identified in the map attached as Exhibit "A".
23

24 PART 2. The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:
26

- 27 A. Development of the Property may not exceed a height of 45 feet above ground
28 level.
29
- 30 B. A site plan or building permit for the Property may not be approved, released,
31 or issued, if the completed development or uses of the Property, considered
32 cumulatively with all existing or previously authorized development and uses,
33 generate traffic that exceeds 2,000 trips per day.
34

35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the multifamily residence moderate
37 high density (MF-4) base district, and other applicable requirements of the City Code.

1
2 **PART 3.** This ordinance takes effect on _____, 2008.
3

4
5 **PASSED AND APPROVED**

6
7 §
8 §
9 _____, 2008 § _____

10 Will Wynn
11 Mayor
12

13
14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk

